

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

117 Narrows Peak Cir.
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

20150918000327070

09/18/2015 09:43:20 AM

DEEDS 1/3

That in consideration of \$227,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Clint Nichols and Laura Lyn Nichols Husband and Wife, whose mailing address is 7323 Lane Fork Ct. Dallas, TX 75225 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Beckie S. Mennen, whose mailing address is 117 Narrows Peak Cir. Birmingham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 117 Narrows Peak Cir., Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$184,778.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Clint Nichols and Laura Lyn Nichols Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s), this 11 day of September, 2015.

Deed Effective 09/15/2015

Laura Lyn Nichols
Laura Lyn Nichols

State of Texas
Dallas County

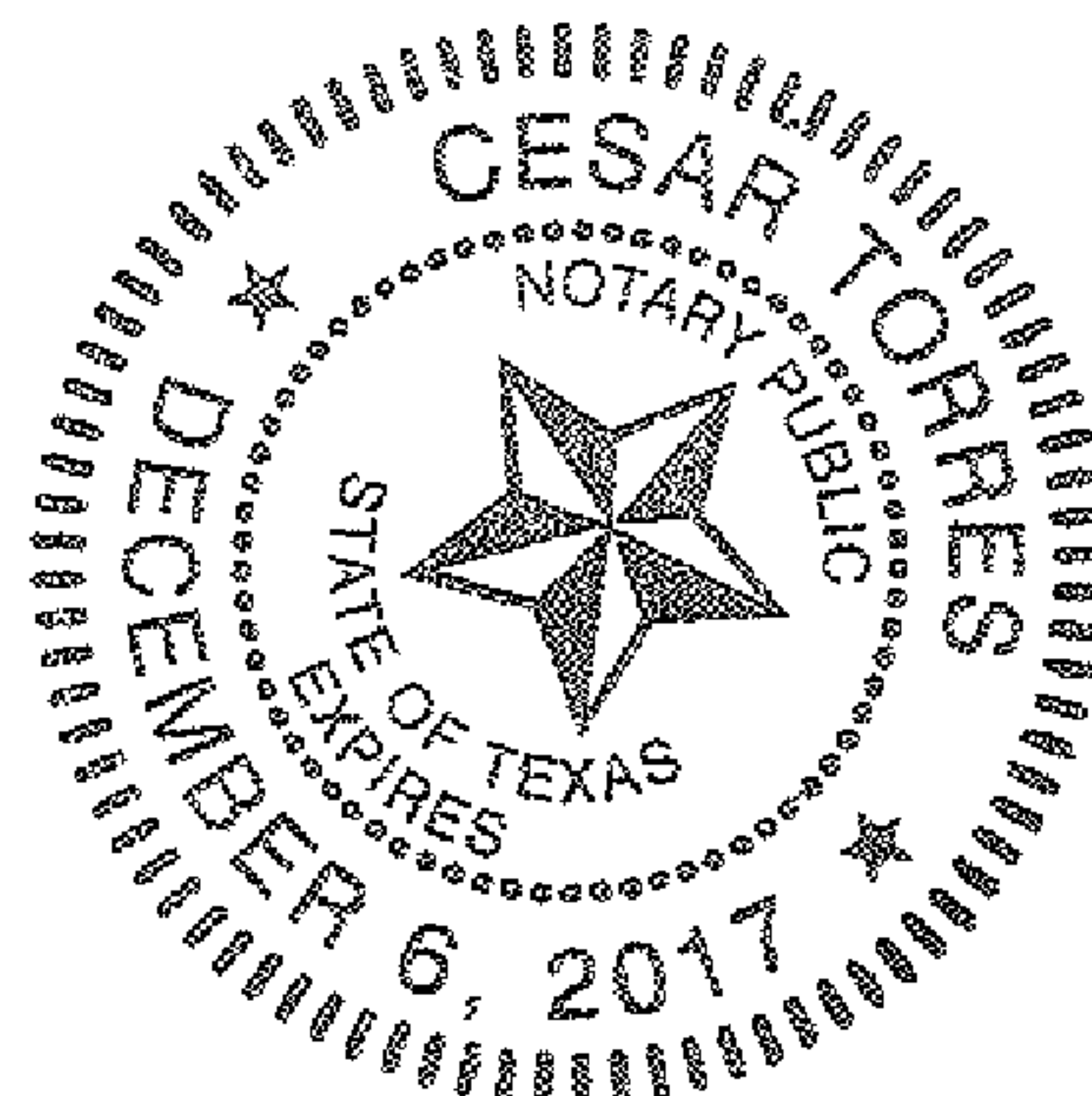
I, Cesar Torres, a notary for said County and in said State, hereby certify that Laura Lyn Nichols, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11 day of September, 2015.

Notary Public

Commission Expires:

12-6-17



S15-2358HUD

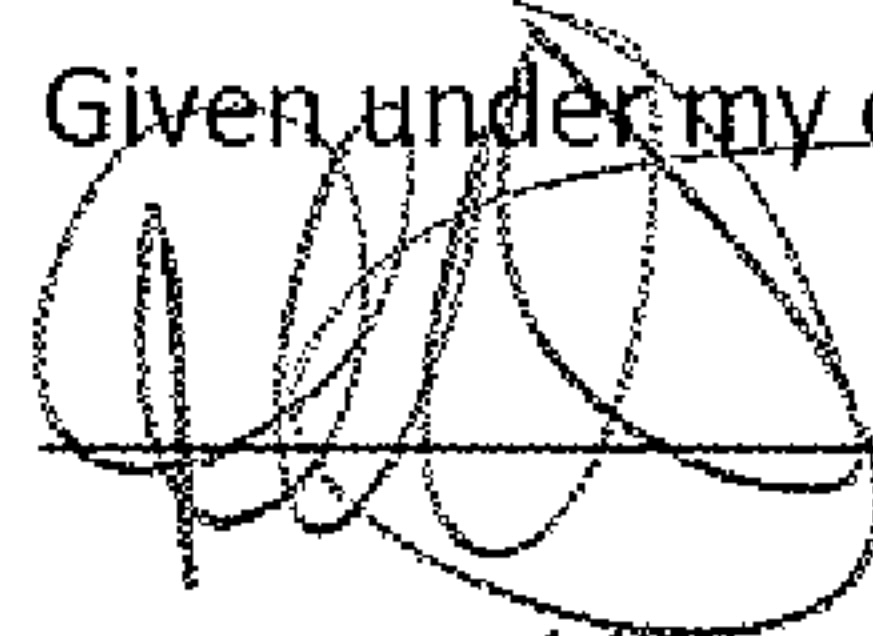
Signed with my hand seal this the 15th day of September, 2015


Clint Nichols

State of Alabama
Jefferson County

I, Dana Wright McGowin a notary for said County and in said State, hereby certify that CLINT NICHOLS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of Sept, 2015



Notary Public

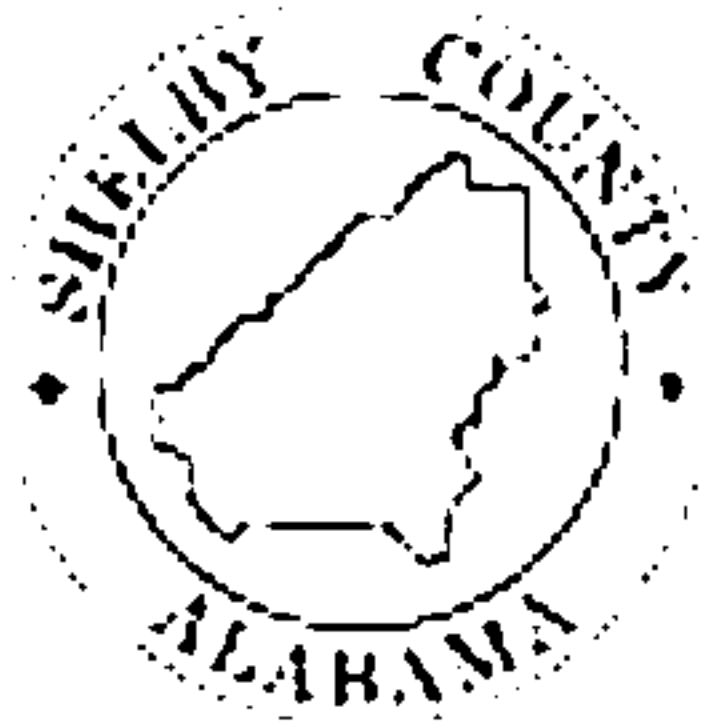
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 69, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 and amended by instruments recorded in Instrument No. 2000-17136; Instrument No. 2000-36696; Instrument No. 2001-38328; Instrument No. 20020905000424180; Instrument No. 20021017000508250 and Instrument No. 20030716000450980 and Instrument No. 20040910000506370 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration"). Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/18/2015 09:43:20 AM
\$62.50 CHERRY
20150918000327070

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.